

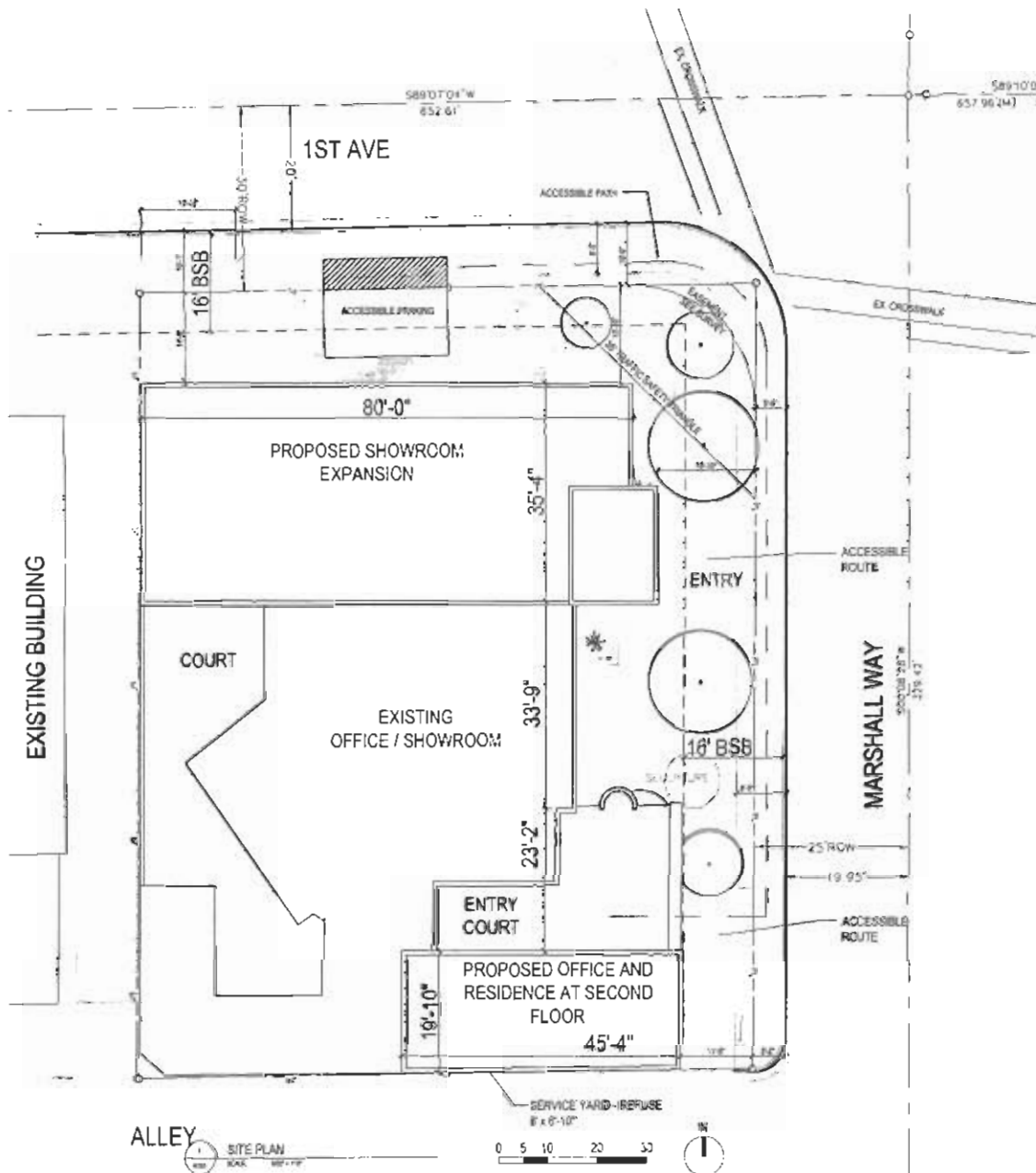
JW Harris

Project Narrative

For years JW Harris Inc has been making its mark in the design world providing specialty furniture and design services. Renowned for their artistry and creative touch, they have brought inspiration and a refined sense of style to homes throughout the valley. However, they have had to carry on this distinctive work from a relatively non-descript building located in an otherwise high-profile area of downtown Scottsdale. Located at the corner of 1st avenue and Marshal way their building is a collision of an old town Scottsdale residence and a number of odd additions and renovations. The net result is a rather confused architectural presence complete with exposed mechanical units. In addition to having a piecemeal architectural image, the Harris building is programmatically deficient. The hodgepodge of spaces is inadequate to serve the needs of JW Harris Inc. This deficiency impedes JW Harris from competing in and contributing to the design identity of Scottsdale. The planned renovation will rectify both of these issues.

The first phase of the renovation will expand the showroom dramatically. The new showroom space will be luxuriously open and filled with soft daylight filtered thru the 3 cupolas above and the 3 sets of French doors. These doors will open the space up to the outdoors and create an inviting "open to the public" atmosphere. In addition to expanding the square footage of the building, phase I adds to the character of the building and is sensitive to the evolving context. The renovated building will establish its unique identity dressed elegantly in contemporary Santa Barbaran vestments. Embraced by an intelligently designed desert landscape, the renovated property addresses the street and maintains a pedestrian scale.

Phase II of the renovation augments existing office space while adding variety to the project by creating a private residence. With savoir-faire, this new residence gives a nod to the residential history of the area and the site. Once renovated, the JW Harris building will be a sophisticated compliment to the aesthetics, scale, and use of the developing design corridor of Scottsdale.



PROJECT DATA

ZONING

SITE ZONING TYPE: C200

SITE AREA

NET SITE ACREAGE: 0.29 ACRES 12662 SQ. FT.
GROSS SITE ACREAGE: 8.43 ACRES 19602 SQ. FT.

FLOOR AREA RATIO

NET SITE AREA: 12751 SQ. FT.
BUILDING GROSS SQUARE FOOTAGE: 7883 SQ. FT.
FLOOR AREA RATIO: 0.60
ALLOWABLE FAR: 0.80

BUILDING AREA

EXISTING AREA
OFFICE: 2125 SQ. FT.
SHOWROOM: 1872 SQ. FT.
OTHER: 846 SQ. FT.
TOTAL: 4843 SQ. FT.

PROPOSED AREA
OFFICE: 2238 SQ. FT.
SHOWROOM: 3185 SQ. FT.
RESIDENCE: 912 SQ. FT.
OTHER: 1185 SQ. FT.
TOTAL: 7534 SQ. FT.

BUILDING VOLUME

PROPOSED BUILDING VOLUME: 107740 CUBIC FEET
ALLOWABLE BUILDING VOLUME: 121555 CUBIC FEET

BUILDING HEIGHT

PROPOSED BUILDING HEIGHT: 34'
ALLOWABLE HEIGHT: 28'

RESIDENTIAL UNITS

RESIDENTIAL UNITS: 1
RESIDENTIAL DENSITY: 1.0 (RESIDENCES PER BUSINESS)
3.44 (RESIDENCES PER ACRE)

PARKING

PARKING REQUIRED: 5 SPACE
PARKING PROVIDED: 5 SPACE

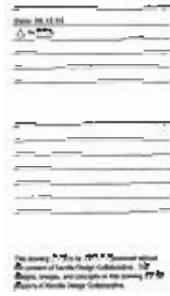
OPEN SPACE

OPEN SPACE REQUIRED: NA
OPEN SPACE PROVIDED: NA

GENERAL NOTE:
ALL EXTERIOR LIGHT FIXTURES SHALL BE DESIGN FULL CUT-OFF. NO LIGHT DIRECTED DOWNWARD. MAXIMUM LAMP WATTAGE SHALL BE 250 WATTS. NO FIXTURE SHALL BE MOUNTED HIGHER THAN 25 FEET. MAXIMUM AND AVERAGE MAINTAINED HORIZONTAL ILLUMINANCE AT GROUND SHALL NOT EXCEED 160 AND 24 FOOT-CANDELES, RESPECTIVELY. AND MAXIMUM VERTICAL ILLUMINANCE SHALL NOT EXCEED 100 (THE PROPERTY) AT 4 FEET OUT FROM THE PROPERTY; AT 6 FEET ABOVE GRADE ON THE PROPERTY LINE SHALL NOT EXCEED 1/3 FOOT-CANDELES.



JW HARRIS
3944 N MARSHALL WAY
SCOTTSDALE AZ 85251



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SITE PLAN

AS101

66-DR-2005
09/13/05



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Don't miss the
new book

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ELEVATIONS
AND SECTIONS

A201

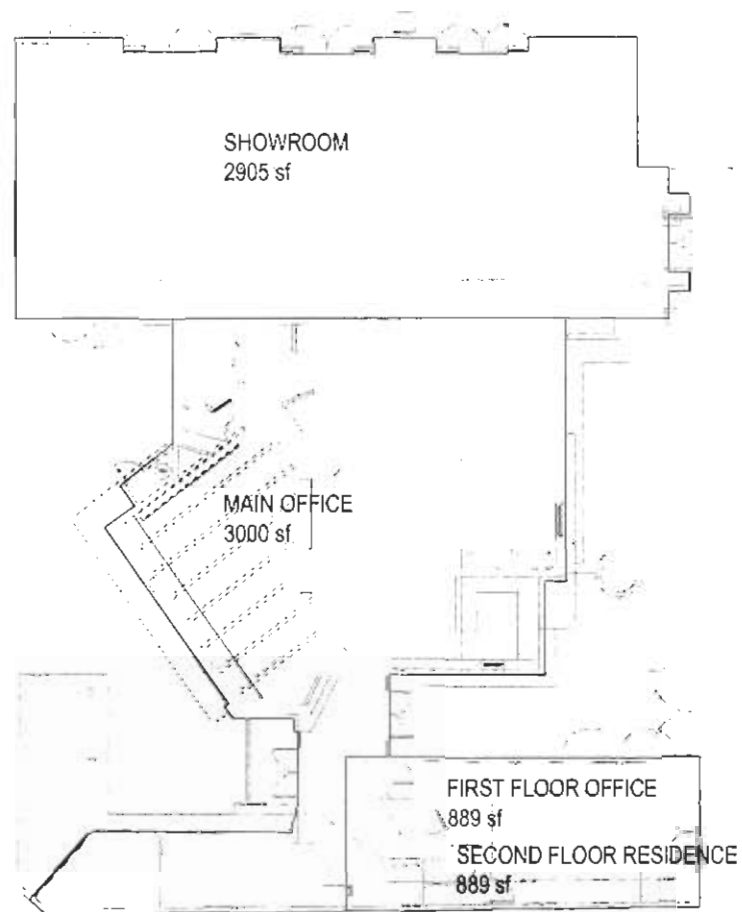


- 1 NEW DECORATIVE IRON GALVALUM - COLOR TO MATCH DARK BRONZE
- 2 NEW SYNTHETIC STUCCO, INTEGRAL COLOR, BENJAMIN MOORE #955, SMOOTH SAND FINISH (TYP.)
- 3 NEW DECORATIVE MASONRY UNITS, PAINT TO MATCH BUILDING, BENJAMIN MOORE #955
- 4 NEW WINDOW, CLEAR GLAZING, FRAMES, DARK BRONZE FINISH
- 5 NEW STONE ACCENT, DARK, BEAUMANIER, LIMESTONE
- 6 NEW PEATHERED WOOD DOORS
- 7 NEW OVERFLOW SCUPPER W/ STONE ACCENT
- 8 EXISTING ROOFLINE
- 9 EXISTING MECHANICAL UNIT

10. EXISTING EXPOSED MECHANICAL DUCTWORK
11. NEW WALL, TENANT IMPROVEMENT
12. EXISTING OPENINGS
13. NEW PAINTED METAL ROOFING, MATCH BUILDING COLOR, BENJAMIN MOORE #955
14. NEW FOAM ROOFING (TYP.)
15. EXISTING COURTYARD TO REMAIN AS IS
16. NEW PRECAST COPING, PAINT TO MATCH BUILDING, BENJAMIN MOORE #955
17. NEW CLERESTORY
18. NEW SERVICE VARD

66-DR-2005

09/13/05



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66-DR-2005

07/14/05

PERSPECTIVE RENDERING

DATE: 07/14/05



KENDLE DESIGN
COLLABORATIVE

JW HARRIS BUILDING
SCOTTSDALE, ARIZONA

J.W. HARRIS, INC.